

# Board of Adjustment



## *Agenda*

GARRETT MCCRAY - CHAIR

NICHOLAS LABADIE – Vice-Chair  
TYLER STRADLING  
DANETTE HARRIS

GREG HITCHENS  
DIANNE von BORSTEL  
CAMERON JONES

**March 8, 2011  
City Council Chambers - Lower Level  
57 East First Street**

### **4:30 p.m. STUDY SESSION**

- A. Zoning Code Update
- B. Presentation of proposed changes to the Telecommunications Chapter of the Zoning Code Update.
- C. Discussion of items listed on the Public Hearing Agenda

### **5:30 p.m. PUBLIC HEARING**

- A. CONSIDER MINUTES FROM THE FEBRUARY 8, 2011 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (\*) will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):

- \*1. BA10-071 2050 West Dixon Street (Council District 1) - Requesting a Variance to allow an existing carport to be converted into a garage encroaching into the required side yard in the R-2 PAD zoning district. (PLN2010-00345) **Continued from the February 8, 2011 meeting**

Staff Planner: Angelica Guevara

Staff recommendation: 30-day continuance to the April 12, 2011 meeting

2. BA11-003 740 West Broadway Road (Council District 4) Requesting a Development Incentive Permit to allow the redevelopment of a metal recycling center in the M-2 zoning district. (PLN2010-00270) **Continued from the January 11, 2010 meeting**
- Staff Planner: Lesley Davis  
Staff recommendation: Approval with conditions
- \*3. BA11-004 7335 East Broadway Road (Council District 6) Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the expansion of an existing church in the R1-6 and R1-7 zoning districts. (PLN2010-00361) **Continued from the January 11, 2010 meeting**
- Staff Planner: Wahid Alam  
Staff recommendation: 60-day continuance to the May 10, 2011 meeting.
- \*4. BA11-007 5711 South Power Road (Council District 6) Requesting a modification of a Special Use Permit for a Commercial Communication Tower in the C-2 zoning district. (PLN2010-00395)
- Staff Planner: Angelica Guevara  
Staff recommendation: Case withdrawn by applicant
- \*5. BA11-009 25 North Extension Road (Council District 4) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the C-3 zoning district. (PLN2010-00405) **Continued from the February 8, 2010 meeting**
- Staff Planner: Wahid Alam  
Staff recommendation: 30-day continuance to the April 12, 2011 meeting
6. BA11-010 1926 South Crismon Road (Council District 6) - Requesting a modification of a Special Use Permit for a Commercial Communication Tower in the C-2 zoning district. (PLN2011-00025) **Continued from the February 8<sup>th</sup>, 2011 meeting**
- Staff Planner: Wahid Alam  
Staff recommendation: Approval with conditions
- \*7. BA11-012 8425 East Scarlett Circle (Council District 5) - Requesting a Special Use Permit to allow a Commercial Communication Tower in the R1-90 DMP zoning district. (PLN2011-00023)
- Staff Planner: Tom Ellsworth  
Staff recommendation: Approval with conditions

8. BA11-013 2155 South Dobson Road (Council District 3) - Requesting a Special Use Permit to allow a Commercial Communication Tower to exceed the maximum height allowed in the PF DMP zoning district. (PLN2011-00022)

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

9. BA11-014 454 South Pasadena (Council District 4) - Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the addition of a dwelling unit in the R-2 zoning district. (PLN2011-00027)

Staff Planner: Angelica Guevara

Staff recommendation: Continuance to the April 12<sup>th</sup>, 2011 meeting

- \*10. BA11-015 2850 South Country Club Drive (Council District 3) - Requesting a Special Use Permit to allow a Commercial Communication Tower to exceed the maximum height allowed in the C-2 zoning district. (PLN2011-00034)

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

11. BA11-016 307 East 1<sup>st</sup> Street (Council District 4) – Requesting a Special Use Permit to allow outdoor activities accessory to a wedding or reception center in the TCC-HL zoning district. (PLN2011-00003)

Staff Planner: Wahid Alam

Staff recommendation: Approval with conditions

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.